

REGULAR CITY OF EUREKA PLANNING COMMISSION MEETING
MONDAY, APRIL 10, 2006 5:30 P.M.
CITY COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 531 "K" STREET,
EUREKA, CA

Community Development Department (707) 441-4160

ACCESSIBILITY NOTICE: The meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other special needs must be requested of the City Clerk at 441-4175 in advance of the meeting. This agenda and other materials are available in alternative formats upon request.

I. ROLL CALL

II. SALUTE TO THE FLAG

III. APPROVAL OF MINUTES

- A. Approval of March 13, 2006 regular meeting minutes.

IV. BUSINESS

- A. Old Business:
None
- B. New Business:
None

V. PUBLIC HEARINGS

- A. Continued/Rescheduled Applications:
None
- B. New Applications:

1. **Project Title:** Scott/Witte Rear Yard Setback Variance

Case No.: V-06-002

Project Applicant: Michael Scott / Cara Witte

Project Location: 51 New Street; APN: 009-281-044

PROJECT DESCRIPTION: The applicant is proposing to construct a deck on the north and east sides of the existing residence. The deck will cover a 50 foot round, 12 foot deep pit that exists on the property as a result of historic unpermitted fill materials. The proposed deck would retain the existing residential structure's grandfathered one foot (1') rear yard setback. The applicant is requesting a variance for the one foot (1') rear yard setback where 17' would be required. Although not constructed, a similar variance was granted in 2004 for a residential addition.

2. **Project Title:** Roth Secondary Dwelling Unit

Case No.: V-06-006

Project Applicant: Padre Roth

Project Location: 2748 B Street; APN: 018-192-001

PROJECT DESCRIPTION: The applicant is proposing to construct a new 1322 square foot single-family two story residential structure with an attached single car garage. The subject property is currently developed with a 620 square foot residence and detached single car garage. The proposed structure will be considered the primary residence, and the existing structure would be considered a Secondary Dwelling Unit (SDU). The subject property is 56' wide where the Secondary Dwelling Unit Ordinance requires 66' for corner lots. Additionally, the applicant does not live at the existing residence and the Secondary Dwelling Unit Ordinance requires Secondary Dwelling Unit permit applicants to be an "owner-occupant" at the time of application. The applicant is requesting variances to the secondary dwelling unit permit.

VI. REPORTS AND COMMUNICATIONS

A. Directors Items

1. League of California Cities Planner's Institute
2. List of City Council referrals to the Planning Commission

VII. ORAL COMMUNICATIONS

This section of the meeting provides Commissioners and the public an opportunity to address the Commission on any subject not appearing on the agenda. No action may be taken on any item not on the Agenda.

VIII. ADJOURNMENT

To the regular Planning Commission meeting at 5:30p.m., Monday, May 8, 2006.